

RIVER ROAD STUDY COMMITTEE PROGRESS UPDATE

Economic Development Advisory Board

May 2, 2016

Started With MIT Visioning Study

- Key Findings:
 - Industrial District “Emerald Island” a priority catalyst site
 - Creating overlay zone that allows for mixed uses
 - Increasing baseline FAR with incentives for specific uses amenities
 - Opportunity to provide an improved connection between the Village, neighborhoods and Emerald Necklace
 - Opportunity to create a gateway district - *“next piece of the Route 9 east puzzle”*



Figure 4.18: Potential building massing for Emerald Island (FAR shown: 5.0).

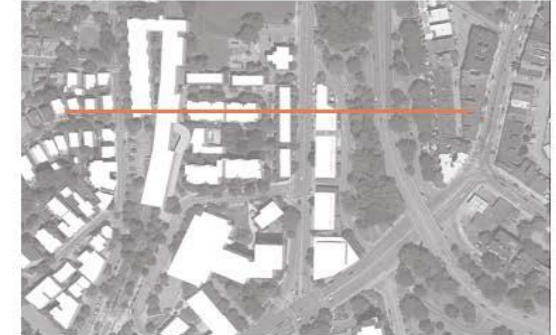


Figure 4.20: Aerial view of Emerald Island showing the location of the section shown below.

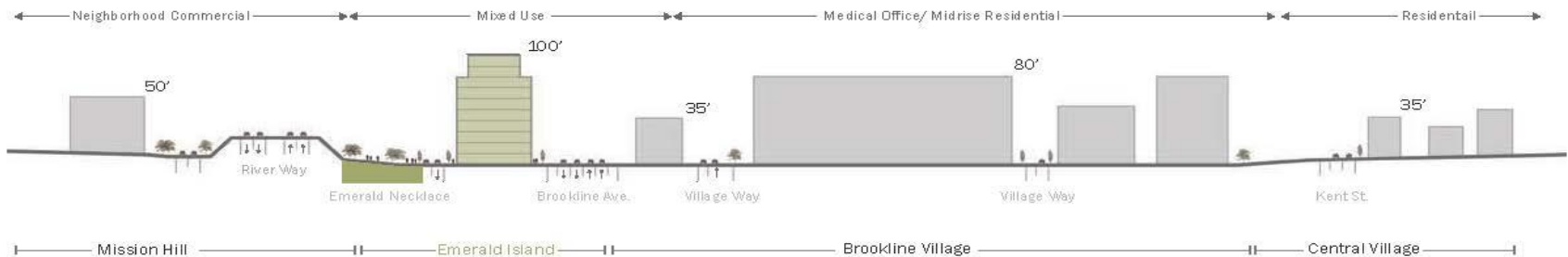


Figure 4.19: Section for Emerald Island showing relationship with surrounding neighborhood. Lack of abutters and proximity to other large projects allow for higher densities on Emerald Island.

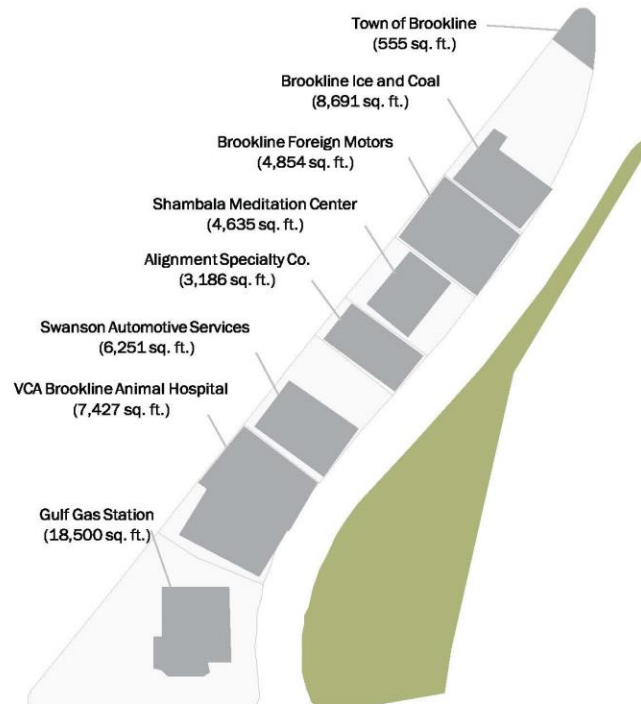
“Additional market and financial feasibility analysis is needed to determine the appropriate scale of future projects...” (Pg. 73 Bringing Back Boylston, 2015)

RRSC Guiding Principles

- Optimize unique urban (edge condition and) relationships to Emerald Necklace, LMA, Brookline Village
- **Enhance Public Realm especially due to proximity to Emerald Necklace**
- Active inviting streetscape and walkable / bikeable district with Porosity and making connections
- Vigorous hybrid multi-use commercial development in transit rich location
- Highest and best use of site
- **Revenue producing uses**
- Scale that is respectful to the surroundings
- **Aggregation of and synergies of parcels**
- Positive environmental impact

River Road Study Committee

Land Parcels & Existing Uses



RIVER ROAD STUDY COMMITTEE**Development Scenario: Mixed Use - Medical Office Building with Retail Space at Grade****Existing Land Use and Assessed Valuation**

Parcel	Address	Land Area	Building Area (3)	FY16 Assessed Valuation	A/V Per SF of Land
Gulf Gas Station (1)	25 Washington St.	18,500	0	\$3,245,100	\$175.41
Brookline Animal Hospital	676 - 678 Brookline Ave.	7,427	6,593	\$2,328,000	\$313.45
Swanson Automotive Services (2)	666 Brookline Ave.	6,251	3,036	\$958,400	\$153.32
Alignment Specialty Co.	654 Brookline Ave.	3,186	2,664	\$674,600	\$211.74
Shambala Mediation Center	646 Brookline Ave.	4,635	4,703	\$1,157,400	\$249.71
Brookline Foreign Motors	636 Brookline Ave.	4,854	4,656	\$1,030,900	\$212.38
Brookline Ice & Coal	610 Brookline Ave.	8,691	6,324	\$1,486,100	\$170.99
Town of Brookline (vacant)	0 Brookline Ave.	555	0	\$130,300	\$234.77

District Totals & Weighted Ave.	54,099	27,976	\$11,010,800	\$203.53
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Average Size Parcel Excluding Town Owned Land 7,649

Average Size Parcel Excluding Town & 25 Washington 5,841

Footnotes:

(1) Acquired by Claremont Hotel Group for redevelopment as select service hotel; existing building has been razed

(2) Land area includes sewer easement

(3) Maximum building area per existing zoning is Floor Area Ratio (FAR) = 1.0

Estimated Fair Market Value

Assembly Value Premium 150%

Parcel	Address	Land Area	FY16 Assessed Valuation	Assembly Value	Adjusted FMV PSF of Land
Gulf Gas Station (1)	25 Washington St.	18,500	\$3,245,100	\$4,867,650	\$263.12
Brookline Animal Hospital	676 - 678 Brookline Ave.	7,427	\$2,328,000	\$3,492,000	\$470.18
Swanson Automotive Services	666 Brookline Ave.	6,251	\$958,400	\$1,437,600	\$229.98
Alignment Specialty Co.	654 Brookline Ave.	3,186	\$674,600	\$1,011,900	\$317.61
Shambala Mediation Center	646 Brookline Ave.	4,635	\$1,157,400	\$1,736,100	\$374.56
Brookline Foreign Motors	636 Brookline Ave.	4,854	\$1,030,900	\$1,546,350	\$318.57
Brookline Ice & Coal	610 Brookline Ave.	8,691	\$1,486,100	\$2,229,150	\$256.49
Town of Brookline (vacant)	0 Brookline Ave.	555	\$130,300	\$195,450	\$352.16

District Totals & Weighted Ave.	54,099	\$11,010,800	\$16,516,200	\$305.30
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RIVER ROAD STUDY COMMITTEE

Scenario: Mixed Use - Medical Office Building with Retail / Professional Service Space at Grade

DEVELOPMENT PROGRAM

Development Site

Location Brookline, MA
Land Area - Square Feet 13,678

Building Summary

Total Floors 8
Height (feet) 90
Floor Plate Gross SF 10,400

Type of Space	Floor	Gross SF	Excluded Common Area %	Excluded Common Area	Rentable SF
Retail / Professional Service	1	10,400	35%	(3,640)	6,760
Parking	2	10,400			
Parking	3	10,400			
Parking	4	10,400			
Medical Office	5	10,400	5.0%	(520)	9,880
Medical Office	6	10,400	5.0%	(520)	9,880
Medical Office	7	10,400	5.0%	(520)	9,880
Medical Office	8	10,400	5.0%	(520)	9,880
Total RSF		83,200		(5,720)	46,280

Parking	Total Spaces	Parking Ratios
Underground	0	Per 1,000 RSF: 1.6
Grade	0	
Garage	75	
Total	75	

RIVER ROAD STUDY COMMITTEE

DEVELOPMENT PRO FORMA

Development Scenario: Mixed Use - Senior Apartments with Retail / Professional Service Space at Grade

Development Site

Location Brookline, MA
Land Area - Square Feet 21,921

Building Summary

Total Floors 7
Height (feet) 80

Floor	Main Lobby	Retail SF	Parking SF	Residential SF	Total Gross SF
1	747	11,711	3,223	0	15,681
2		0	14,526	4,265	18,791
3		0	14,499	4,265	18,764
4		0	0	18,952	18,952
5		0	0	18,718	18,718
6		0	0	16,872	16,872
7		0	0	7,941	7,941
Total	747	11,711	32,248	71,013	115,719

Type of Space	Gross SF	Excluded Common Area %	Excluded Common Area	Rentable SF
Retail / Professional Service	11,711	25%	(2,928)	8,783
Residential	71,013	18%	(12,782)	58,231
Total RSF	82,724		(15,710)	67,014

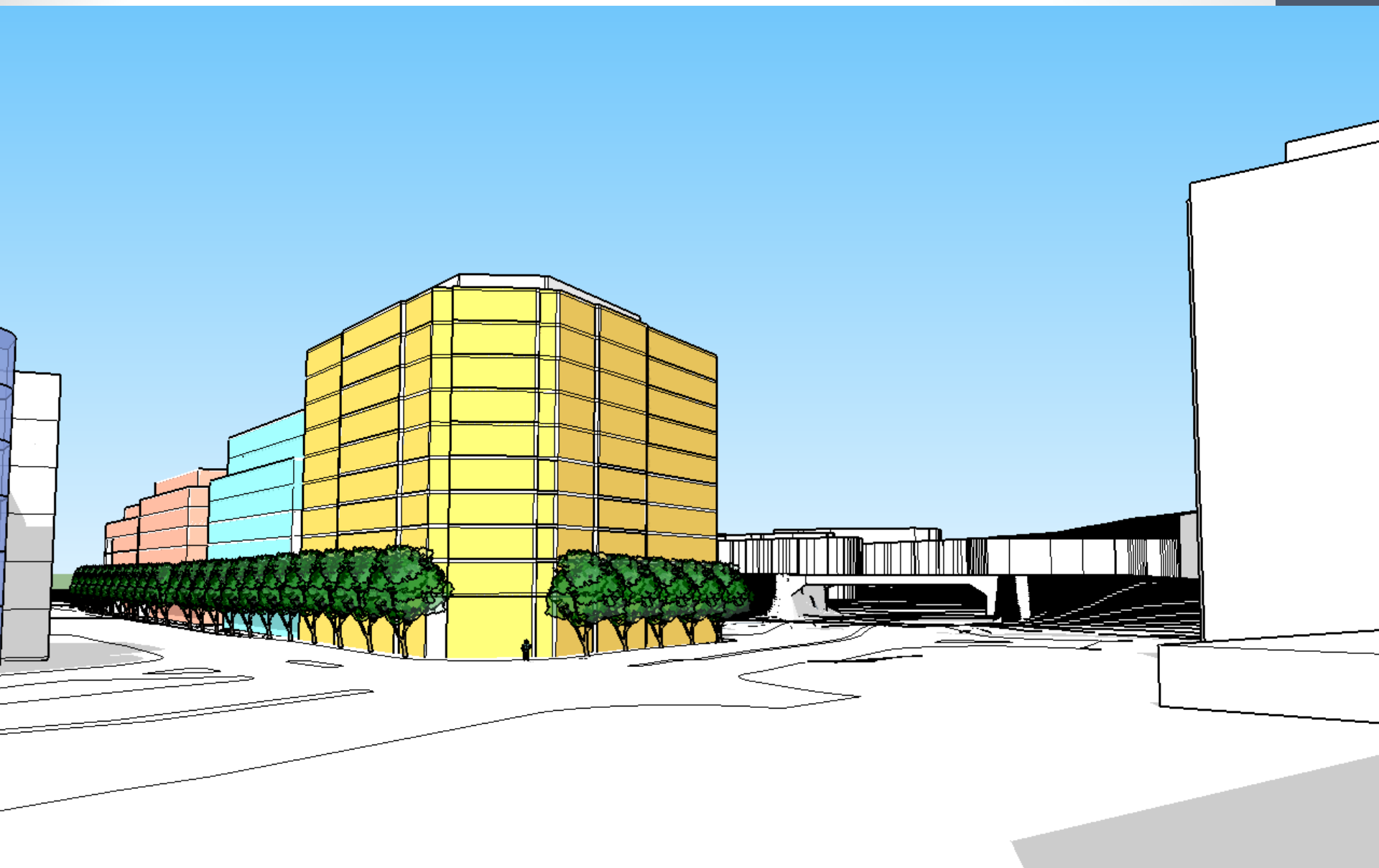
Residential Units

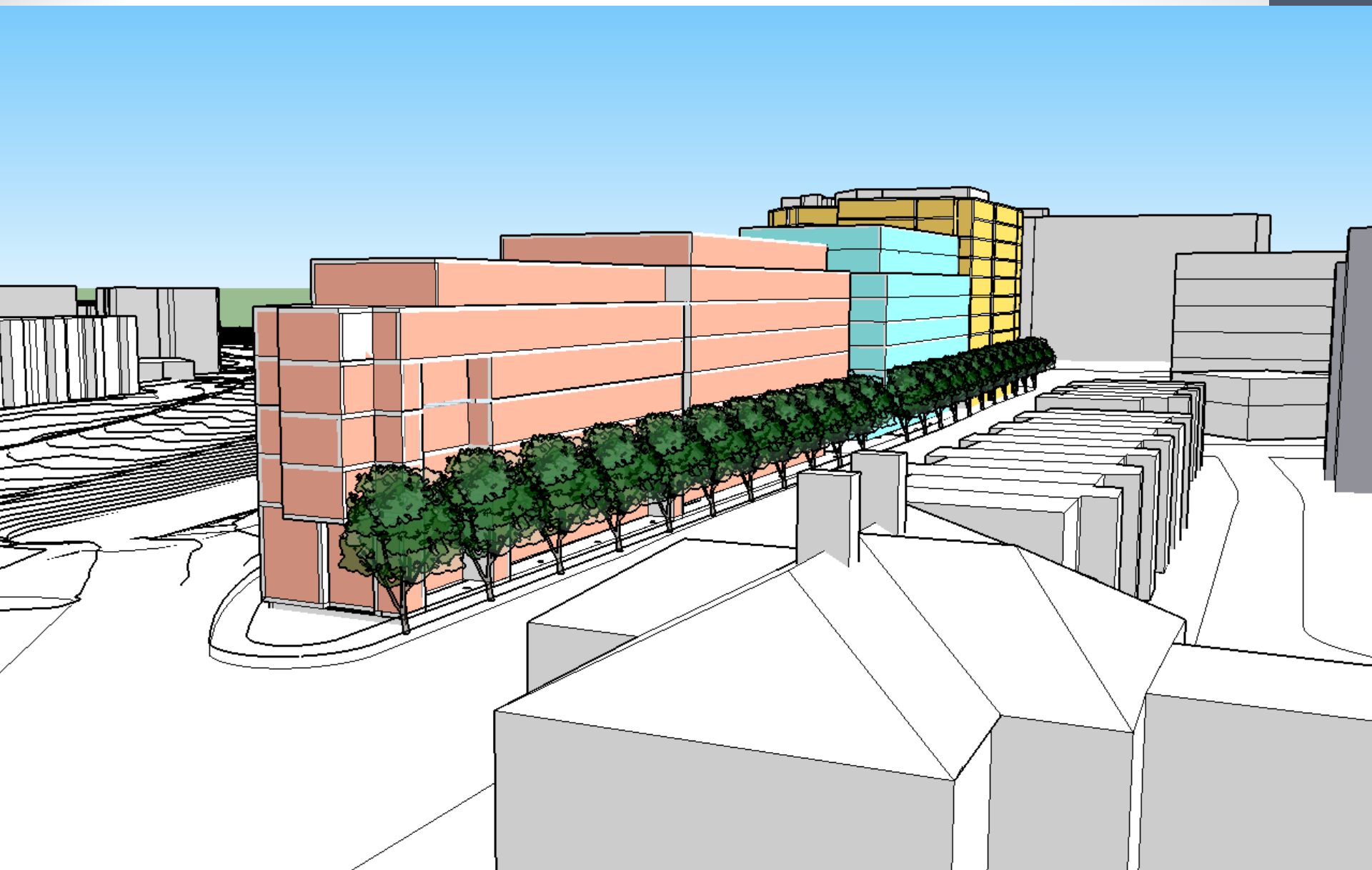
	Percent of Total	Rentable SF
Market Rate	85%	49,496
Affordable	15%	8,735
Total	100%	58,231

Parking	Total Spaces	Parking Ratios
Underground	0	Per 1,000 RSF: 0.9
Grade	0	
Garage	62	
Total	62	

PROPOSED PROJECT – VIEW EAST ALONG RTE. 9







Uses Being Analyzed

- Hotel
- Office (general, medical, co-working)
- Residential (micro units, age restricted, live/work space)
- Retail (restaurant/café, convenience store+)
- * Permission to “color outside the lines”

Next Steps

May

- Claremont Presentation of Revised Massing (May 4)
- Pam McKinney Presentation to RRSC on preliminary analysis (May 18)
- Ramp up negotiations surrounding a developer agreement
- Begin drafting zoning

June

- Zoning subcommittee continue work on public benefits
- Architecture subcommittee work on design guidelines
- Pam McKinney final analysis and recommendations
- Continue negotiations surrounding developer agreement
- Public meeting to preview zoning and Hotel proposal
- Committee review and revise draft zoning

Late June/early July

Finalize zoning and WA